

Date: February 02, 2026

To, National Stock Exchange of India Limited ("NSE") Listing Department Exchange Plaza, C-1 Block G, Bandra Kurla Complex Bandra [E], Mumbai – 400051	To, BSE Limited ("BSE") Listing Department Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400001
NSE Scrip Symbol: AWFIS	BSE Scrip Code: 544181
ISIN: INE108V01019	ISIN: INE108V01019

Subject: Outcome of the Board Meeting held on February 02, 2026 and Disclosure under Regulation 30 & 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR Regulations')

Dear Sir(s)/Madam(s),

In compliance with Regulations 30 & 33 of the SEBI LODR Regulations (including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force), this is to inform you that the Board of Directors of the Company at their meeting held today i.e. Monday, February 02, 2026, have, inter alia, considered and approved the following:

A. Unaudited Financial Results and Limited Review Reports.

- i. Approved and took on record the Unaudited Financial Results (Standalone and Consolidated) ('UFRs') of the Company for the quarter and nine months ended on 31st December, 2025, pursuant to Regulation 33 of SEBI LODR Regulations, (enclosed herewith as Annexure – 1); and
- ii. Took on record the Limited Review Reports of Walker Chandiok & Co LLP, Chartered Accountants (Statutory Auditors) on the above UFRs with an un-modified opinion (enclosed herewith as Annexure – 1);

B. Credit Facilities from ICICI Bank Limited.

In furtherance to our intimation dated 11th November 2025, the terms of Credit Facilities to be availed from ICICI Bank Limited have undergone certain changes.

The relevant information pursuant to Regulation 30 of SEBI LODR Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, is enclosed herewith as Annexure – 2.

Corporate and Regd. Office

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
www.awfis.com | **Email:** info@awfis.com | **Phone:** 011- 69000657

CIN: L74999DL2014PLC274236

C. Grant of Loan to Awfis Transform Private Limited ('ATPL'), a wholly owned subsidiary (WOS).

Grant of Loan to ATPL for its working capital and general business requirements and authorization to the officials of the Company *inter alia* for execution of relevant documents including loan agreement.

The relevant information pursuant to Regulation 30 of SEBI LODR Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, is enclosed herewith as Annexure – 3.

The meeting of the Board of Directors commenced at 03:40 P.M. (IST) and concluded at 04:49 P.M. (IST).

The above information will also be available on the website of the Company at <https://www.awfis.com/investor-relations/initial-public-offer/companyAnnouncement>.

We request you to kindly take this on your record.

Thanking You.

For Awfis Space Solutions Limited

Shweta Gupta
Company Secretary and Compliance Officer
M. No. F8573
Address: C-28-29, Kissan Bhawan,
Qutab Institutional Area, New Delhi – 110016

Encl: as above

Corporate and Regd. Office

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Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Awfis Space Solutions Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Awfis Space Solutions Limited ('the Company') for the quarter ended 31 December 2025 and the year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

Nitin Toshniwal
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Nitin Toshniwal
Partner
Membership No. 507568

UDIN: 26507568LUVHEN4079

Place: New Delhi
Date: 02 February 2026



Chartered Accountants
Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiok & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

Sr. No.	Particulars	STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2023					
		Quarter ended			Nine months ended		Year ended
		31 December 2025 (Unaudited)	30 September 2025 (Unaudited)	31 December 2024 (Unaudited)	31 December 2025 (Unaudited)	31 December 2024 (Unaudited)	31 March 2025 (Audited)
1	For continuing operations						
	Income						
	Revenue from operations	3,196.76	2,957.35	2,432.52	8,901.23	6,564.58	9,248.89
	Other income	291.71	261.09	137.05	736.16	334.04	531.74
	Total income	3,488.47	3,218.44	2,569.57	9,637.39	6,898.62	9,780.63
2	Expenses						
	Purchases of stock in trade	80.47	70.74	74.08	230.73	212.88	295.42
	Changes in inventories of stock in trade	(0.62)	(0.99)	0.05	(6.10)	0.22	0.72
	Employee benefits expense	290.27	276.42	240.37	815.16	951.98	1,200.38
	Finance costs	469.70	469.45	349.39	1,398.83	934.32	1,360.82
	Depreciation and amortisation expense	993.51	951.09	717.66	2,829.58	1,946.85	2,757.53
	Other expenses	1,464.11	1,355.33	1,104.19	4,036.32	2,745.10	3,994.57
	Total expenses	3,297.44	3,122.04	2,485.74	9,304.52	6,791.35	9,609.44
3	Profit before exceptional items and tax (1-2)	191.03	96.40	83.83	332.87	107.27	171.19
4	Exceptional item	-	-	8.97	-	249.10	251.02
5	Profit before tax (3+4)	191.03	96.40	92.80	332.87	356.37	422.21
6	Tax expense						
	Current tax	-	-	-	-	-	-
	Deferred tax	-	-	-	-	-	-
7	Profit for the periods / year from continuing operations (5-6)	191.03	96.40	92.80	332.87	356.37	422.21
	For discontinued operations (refer note 5)						
8	Profit before tax from discontinued operations	15.45	54.07	52.63	113.51	185.93	233.40
9	Tax expense of discontinued operations	-	-	-	-	-	-
10	Profit for the periods / year from discontinued operations (8-9)	15.45	54.07	52.63	113.51	185.93	233.40
11	Profit for the periods / year (7+10)	206.48	150.47	145.43	446.38	542.30	655.61
12	Other comprehensive income						
	Items that will not be reclassified to profit or loss in subsequent periods:						
	Remeasurements gains/ (losses) on the defined benefit plans	1.19	(2.73)	(2.46)	(0.97)	(3.40)	(5.23)
	Income tax effect	-	-	-	-	-	-
	Other comprehensive income/ (loss) net of income tax	1.19	(2.73)	(2.46)	(0.97)	(3.40)	(5.23)
13	Total comprehensive income for the periods / year (11+12)	207.67	147.74	142.97	445.41	538.90	650.38
14	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	715.09	715.09	708.28	715.09	708.28	709.63
15	Other equity						3,859.17
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)						
	For continuing operations						
	Basic (in ₹)	2.67	1.35	1.31	4.67	5.15	6.07
	Diluted (in ₹)	2.63	1.33	1.30	4.60	5.10	6.02
	For discontinued operations						
	Basic (in ₹)	0.22	0.76	0.75	1.59	2.69	3.35
	Diluted (in ₹)	0.21	0.75	0.74	1.57	2.66	3.32
	For continuing and discontinued operations						
	Basic (in ₹)	2.89	2.11	2.06	6.26	7.84	9.42
	Diluted (in ₹)	2.84	2.08	2.04	6.17	7.76	9.34



Explanatory notes to the statement of unaudited standalone financial results for the quarter and nine months period ended 31 December 2025:

1. The above unaudited standalone financial results of the Awfis Space Solutions Limited ("the Company") have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (as amended) ("the Regulations").
2. These unaudited standalone financial results have been reviewed by the Audit Committee at its meeting held on 02 February 2026 and have been approved by the Board of Directors at its meeting held on 02 February 2026. A limited review of the financial results for the quarter and nine months period ended 31 December 2025 has been carried out by the statutory auditors.
3. Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter and nine months period ended 31 December 2025 as per para 4 of Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.
4. During the quarter ended 31 December 2025, the Company has granted 71,770 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme - 2024, as approved by the Board of Directors.
5. Pursuant to approval of the Board of Directors of the Company at their meeting held on 23 December 2025, the Company has entered into a Business Transfer Agreement ("BTA") with Awfis Transform Private Limited ('Acquirer' / 'ATPL'), incorporated on 03 December 2025, a wholly-owned subsidiary of the Company, for sale of the Company's undertaking engaged in the Design and Build ('Undertaking'), as a going concern and on a lump sale basis for a consideration of ₹ 265.91 million ("Initial Purchase Price"). Subsequent to the quarter ended 31 December 2025, the same was approved by the shareholders through special resolution passed through postal ballot.

The final consideration for the said transfer of the Undertaking ("Final Purchase Price") shall be determined based on the fair value determined through a valuation report to be obtained from an independent registered valuer on or before 31 March 2026 and shall be discharged by ATPL as provided under the Business Transfer Agreement executed between the Company and ATPL.

The said undertaking has been disclosed as discontinued operation pursuant to the requirements of Indian Accounting Standard (Ind AS) 105 – "Non-current Assets Held for Sale and Discontinued Operations".

The financial performance for the discontinued operation is as follows:

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2025	30 September 2025	31 December 2024	31 December 2025	31 December 2024	31 March 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income	600.42	694.53	732.19	1,879.91	2,083.35	2,782.58
Total expenses	584.97	640.46	679.56	1,766.40	1,897.42	2,549.18
Profit before tax	15.45	54.07	52.63	113.51	185.93	233.40
Tax expense	-	-	-	-	-	-
Profit after tax from discontinued operations	15.45	54.07	52.63	113.51	185.93	233.40



Awfis Space Solutions Limited
CIN No: L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India,
110016

6. The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on wages 2019, Code on Social Security 2020, Industrial Relation Code 2020, Occupational Safety, Health and Working Condition Code 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. All corresponding supporting rules under these codes are yet to be notified.

The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India ('ICAI'). The Company has considered the impact for its own employees which is not material to the standalone financial results. Further, the Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect on the basis of such developments as needed.

7. The results for the quarter and nine months period ended 31 December 2025 are available on the Bombay Stock Exchange of India Limited website (URL: <https://www.bseindia.com/corporates>), the National Stock Exchange of India Limited website (URL: <https://www.nseindia.com/corporates>) and on the Company's website (URL: <https://www.awfis.com/investor-relations>).
8. Previous year/periods figures have been regrouped/reclassified, wherever necessary to confirm to this year/periods classification. Such regroupings/reclassifications are not material to the standalone financial results.

For and on behalf of the Board of Directors of
Awfis Space Solutions Limited



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Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: 02 February 2026



Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Awfis Space Solutions Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Awfis Space Solutions Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the subsidiaries included in the Statement) for the quarter ended 31 December 2025 and the consolidated year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor referred to in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



Walker Chandiok & Co LLP is registered with limited liability. Its registration number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

Walker Chandiok & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

5. We did not review the interim financial information of 1 subsidiary included in the Statement, whose financial information reflects total revenues of ₹ 63.93 million and ₹ 179.19 million, total net profit after tax of ₹ 10.07 million and ₹ 29.68 million and total comprehensive income of ₹ 10.07 million and ₹ 29.68 million, for the quarter and nine-month period ended on 31 December 2025, respectively, as considered in the Statement. These interim financial information has been reviewed by other auditor whose review report has been furnished to us by the Holding Company's management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the review report of such other auditor and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

6. The Statement also includes the interim financial information of 1 subsidiary, which has not been reviewed, whose interim financial information reflects total revenues of ₹ nil and ₹ nil, net profit after tax of ₹ nil and ₹ nil and total comprehensive profit of ₹ nil and ₹ nil for the quarter and nine-month period ended 31 December 2025, respectively as considered in the Statement and have been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary are based solely on such unreviewed interim financial information. According to the information and explanations given to us by the management, this interim financial information is not material to the Group.

Our conclusion on the Statement is not modified in respect of this matter with respect to our reliance on the interim financial information certified by the Board of Directors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

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Toshniwal 
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Nitin Toshniwal
Partner
Membership No. 507568

UDIN:26507568FGCDLG6671

Place: New Delhi
Date: 02 February 2026



Walker Chandiok & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

Annexure 1

List of entities included in the Statement

Subsidiaries

- a. Awliv Living Solutions Private Limited
- b. Awfis Transform Private Limited (w.e.f. 03 December 2025)



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Awfis Space Solutions Limited
 CIN No. L74999DL2014PLC274236
 REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ in millions)

Sr. No.		Particulars	Quarter ended			Nine months ended		Year ended
			31 December 2025	30 September 2025	31 December 2024	31 December 2025	31 December 2024	31 March 2025
			(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income							
	Revenue from operations	3,817.76	3,668.60	3,177.21	10,833.40	8,678.48	12,075.35	
	Other income	291.74	261.12	137.45	736.24	334.45	532.11	
	Total income	4,109.50	3,929.72	3,314.66	11,569.64	9,012.93	12,607.46	
2	Expenses							
	Sub-contracting cost	494.13	562.82	604.22	1,526.07	1,717.20	2,293.84	
	Purchases of stock in trade	80.47	70.74	74.08	230.73	212.88	295.42	
	Changes in inventories of stock in trade	(0.62)	(0.99)	0.05	(6.10)	0.22	0.72	
	Employee benefits expense	358.49	332.42	279.69	987.23	1,064.73	1,360.07	
	Finance costs	469.71	469.45	349.39	1,398.83	934.33	1,360.83	
	Depreciation and amortisation expense	993.77	951.36	717.91	2,830.36	1,947.53	2,758.48	
	Other expenses	1,493.12	1,380.62	1,146.50	4,115.03	2,818.76	4,101.52	
	Total expenses	3,889.07	3,766.42	3,171.84	11,082.15	8,695.65	12,170.88	
3	Profit before exceptional items and tax (1-2)	220.43	163.30	142.82	487.49	317.28	436.58	
4	Exceptional item	-	-	8.97	-	249.10	251.02	
5	Profit before tax (3+4)	220.43	163.30	151.79	487.49	566.38	687.60	
6	Tax expense							
	Current tax	3.88	3.57	-	11.44	-	8.90	
	Deferred tax	-	-	-	-	-	-	
7	Profit for the periods/ year (5-6)	216.55	159.73	151.79	476.05	566.38	678.70	
8	Other comprehensive income							
	Items that will not be reclassified to profit or loss in subsequent periods:							
	Remeasurements gains/ (losses) on the defined benefit plans	1.19	(2.73)	(2.46)	(0.97)	(3.40)	(5.23)	
	Income tax effect	-	-	-	-	-	-	
	Other comprehensive income/ (loss) net of income tax	1.19	(2.73)	(2.46)	(0.97)	(3.40)	(5.23)	
9	Total comprehensive income for the periods / year (7+8)	217.74	157.00	149.33	475.08	562.98	673.47	
10	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	715.09	715.09	708.28	715.09	708.28	709.63	
11	Other equity						3,882.56	
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)							
	Basic (in ₹)	3.03	2.24	2.15	6.68	8.19	9.75	
	Diluted (in ₹)	2.98	2.21	2.13	6.58	8.10	9.67	



Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025						
Sr No.	Particulars	Quarter ended			Nine month ended	
		31 December 2025 (Unaudited)	30 September 2025 (Unaudited)	31 December 2024 (Unaudited)	31 December 2025 (Unaudited)	31 December 2024 (Unaudited)
1	Segment revenue					
	Revenue from operations					
i.	Co-working space on rent and allied services	3,217.34	2,974.07	2,433.94	8,953.49	6,467.20
ii.	Construction and fit-out projects	600.42	694.53	732.19	1,879.91	2,083.35
iii.	Others	-	-	11.08	-	127.93
	Total revenue from operations	3,817.76	3,668.60	3,177.21	10,833.40	8,678.48
	Less: Inter-segment revenue	-	-	-	-	-
	Net segment revenue	3,817.76	3,668.60	3,177.21	10,833.40	8,678.48
2	Segment results					
i.	Co-working space on rent and allied services	297.10	177.66	166.31	590.45	319.90
ii.	Construction and fit-out projects	15.45	54.07	52.63	113.51	185.93
iii.	Others	-	-	(6.27)	-	(21.92)
iv.	Total	312.55	231.73	212.67	703.96	483.91
v.	Add: Un-allocable income	12.17	25.76	32.53	62.31	95.50
vi.	Less: Un-allocable expenses	91.78	87.93	93.41	253.44	231.78
vii.	Less: Finance cost (Un-allocable)	12.51	6.26	8.97	25.34	30.35
	Profit before exceptional items and tax	220.43	163.30	142.82	487.49	317.28
	Exceptional item	-	-	8.97	-	249.10
	Profit before tax	220.43	163.30	151.79	487.49	566.38
3	Segment assets					
i.	Co-working space on rent and allied services	23,675.31	23,078.05	19,654.26	23,675.31	19,654.26
ii.	Construction and fit-out projects	1,870.01	1,645.03	1,326.75	1,870.01	1,326.75
iii.	Others	1.52	1.76	32.48	1.52	32.48
iv.	Total	25,546.84	24,724.84	21,013.49	25,546.84	21,013.49
	Un-allocable assets	2,080.88	2,225.59	2,316.97	2,080.88	2,316.97
	Total segment assets	27,627.72	26,950.43	23,330.46	27,627.72	23,330.46
4	Segment liabilities					
i.	Co-working space on rent and allied services	19,931.90	20,715.94	17,777.77	19,931.90	17,777.77
ii.	Construction and fit-out projects	1,652.54	879.58	702.75	1,652.54	702.75
iii.	Others	9.88	9.88	49.61	9.88	49.61
iv.	Total	21,594.32	21,605.40	18,530.13	21,594.32	18,530.13
	Unallocable liabilities	780.62	357.08	356.16	780.62	356.16
	Total segment liabilities	22,374.94	21,962.48	18,886.29	22,374.94	18,886.29

Notes:

1. Co-Working space and allied services refer to our space solutions, mobility and allied services.
2. Construction and fit-out projects refers to Transform segment.
3. Others includes facility management services and other services. Our facility management services are branded Awfis care.



**Explanatory notes to the statement of unaudited consolidated financial results for the quarter and
nine months period ended 31 December 2025:**

1. The above unaudited consolidated financial results of the Awfis Space Solutions Limited ("the Holding Company") and its subsidiaries (collectively the 'Group') have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (as amended) ("the Regulations").
2. These unaudited consolidated financial results have been reviewed by the Audit Committee at its meeting held on 02 February 2026 and have been approved by the Board of Directors at its meeting held on 02 February 2026. A limited review of the financial results for the quarter and nine months period ended 31 December 2025 has been carried out by the statutory auditors.
3. During the quarter ended 31 December 2025, the Holding Company has granted 71,770 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme - 2024, as approved by the Board of Directors.
4. Pursuant to approval of the Board of Directors of the Holding Company at their meeting held on 23 December 2025, the Holding Company has entered into a Business Transfer Agreement ("BTA") with Awfis Transform Private Limited ('Acquirer'/'ATPL'), incorporated on 03 December 2025, a wholly-owned subsidiary of the Holding Company, for sale of the Holding Company's undertaking engaged in the Design and Build ('Undertaking'), as a going concern and on a slump sale basis for a consideration of ₹ 265.91 million ("Initial Purchase Price"). Subsequent to the quarter ended 31 December 2025, the same was approved by the shareholders through special resolution passed through postal ballot.

The final consideration for the said transfer of the Undertaking ("Final Purchase Price") shall be determined based on the fair value determined through a valuation report to be obtained from an independent registered valuer on or before 31 March 2026 and shall be discharged by ATPL as provided under the Business Transfer Agreement executed between the Holding Company and ATPL.

5. The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on wages 2019, Code on Social Security 2020, Industrial Relation Code 2020, Occupational Safety, Health and Working Condition Code 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. All corresponding supporting rules under these codes are yet to be notified.

The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India ('ICAI'). The Group has considered the impact for its own employees which is not material to the consolidated financial results. Further, the Group continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect on the basis of such developments as needed.

6. The results for the quarter and nine months period ended 31 December 2025 are available on the Bombay Stock Exchange of India Limited website (URL: <https://www.bseindia.com/corporates>), the National Stock Exchange of India Limited website (URL:



Awfis Space Solutions Limited
CIN No: L74999DL2014PLC274236

**Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016**

<https://www.nseindia.com/corporates>) and on the Holding Company's website (URL: <https://www.awfis.com/investor-relations>).

7. Previous year/periods figures have been regrouped/reclassified, wherever necessary to confirm to this year/periods classification. Such regroupings/reclassifications are not material to the consolidated financial results.

**For and on behalf of the Board of Directors of
Awfis Space Solutions Limited**



**AMIT
RAM
ANI**

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signed by
AMIT RAMANI
Date:
2026.02.02
16:32:43
+05'30'

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: 02 February 2026



Relevant details as required under Regulation 30 read with Schedule III of SEBI LODR Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

S. No.	Particulars	Details
a.	name(s) of parties with whom the agreement is entered	The Agreement [#] proposed to be entered between Awfis Space Solutions Limited ("Awfis") and ICICI Bank Limited ("ICICI").
b.	purpose of entering into the agreement	Refer point no. (i) below
c.	size of agreement	Refer point no. (i) below
d.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Refer point no. (i) below
f.	whether, the said parties are related to promoter / promoter group / group companies in any manner. If yes, nature of relationship	No
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
i.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement / sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	<p>The Company currently maintains a low gearing ratio and demonstrates strong growth potential. In line with our expansion strategy, we seek an enhancement of INR 500.00 million to the existing Term Loan facility from ICICI Bank Limited. The Company has currently a sanctioned Rupee Term Loan facility of INR 800.00 million, which includes a dropline overdraft sub-limit of INR 300.00 million.</p> <p>The enhanced facility is proposed to be utilized towards financing capital expenditures for existing centres, establishing new centres,</p>

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	<p>and reimbursing eligible capital expenditures already incurred.</p> <p>This enhancement aligns with our long-term growth strategy and reinforces our commitment to sustained value creation for all stakeholders.</p> <p>The principal amount of the facility shall be repaid with in maximum 48 equal monthly instalments, commencing from the date of disbursement of first tranche.</p> <p>The rate of Interest on the enhanced facility shall be same as per the previous agreement i.e. sum of IMCLR-1Y+ spread per annum, subject to minimum of I-MCLR1Y, plus applicable statutory levy, if any.</p> <p>Requisite details are as below:</p> <ul style="list-style-type: none">i. Details of Lender/ Borrower: ICICI Bank Limitedii. Nature of the loan: Term Loaniii. Total amount of loan granted / taken: INR 1300.00 Million (incl. INR 500.00 Million enhancement requested).iv. Total amount outstanding: INR 146.90 Million (as on 30-09-2025).v. Date of execution of the loan agreement / sanction letter: To be executed.vi. Details of the security provided to the lenders / by the borrowers for such loan: First Pari-Passu Charge, by way of hypothecation, on the entire current assets of the Company (other than the assets provided as exclusive security to other lenders), both present and future together with cash in hand, bank accounts and receivables.
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		<p>Exclusive Charge on movable fixed assets of the identified centres.</p> <p>Exclusive Charge on cash flows of the identified centres.</p> <p>Exclusive charge, by way of hypothecation, on DSRA maintained by the Borrower with ICICI Bank.</p> <p>vii. In case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis: Yes</p>
j.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
k.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; and iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Refer point no.(i) above

[#] Necessary disclosure(s) would be filed upon execution of the Agreement.

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Relevant details as required under Regulation 30 read with Schedule III of SEBI LODR Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

S. No.	Particulars	Details
a.	name(s) of parties with whom the agreement is entered	The Loan Agreement* proposed to be entered between: Lender: Awfis Space Solutions Limited ("Awfis") and Borrower: Awfis Transform Private Limited ("ATPL")
b.	purpose of entering into the agreement	Refer point no. (i) below
c.	size of agreement	Refer point no. (i) below
d.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Refer point no. (i) below
f.	whether, the said parties are related to promoter / promoter group/ group companies in any manner. If yes, nature of relationship	The Borrower is a Wholly-Owned Subsidiary of the Company.
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	Yes, the transaction would fall within related party transactions. The transaction is being executed at arm's length basis.
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	The Company is not issuing any shares.
i.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement / sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case	Requisite details are as below: i. Details of Lender/ Borrower: as mentioned in (a) above. ii. Nature of the loan: Unsecured Loan for working capital and general business requirements.

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	outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	iii. Total amount of loan granted/taken: up to INR 250 Million (to be disbursed in one or more tranche(s)). iv. Total amount outstanding: Nil v. Date of execution of the loan agreement / sanction letter: The Loan Agreement* to be executed between the parties. vi. Details of the security provided to the lenders / by the borrowers for such loan: this is an unsecured loan. vii. In case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis: Yes
j.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
k.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; and iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable

*Necessary disclosure(s) would be filed upon execution of the Loan Agreement.

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